



AGENDA

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Eric Meyer, 3rd District
Jim Harrison, 4th District
Don Campbell, 5th District

MEETING DATE: Thursday, November 10, 2016

MEETING LOCATION AND SCHEDULE

Regular Planning Commission meetings are held in the Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, San Luis Obispo, on the second and fourth Thursdays of each month. Regular Adjourned Meetings are held when deemed necessary. The Regular Meeting schedule is as follows:

Meeting Begins	.	9:00 a.m.
Morning Recess	10:30 a.m.	10:45 a.m.
Noon Recess	12:00 p.m.	1:30 p.m.
Afternoon Recess	3:15 p.m.	3:30 p.m.

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. HEARINGS GENERALLY PROCEED IN THE ORDER LISTED, UNLESS CHANGED BY THE PLANNING COMMISSION AT THE MEETING.

ROLL CALL

FLAG SALUTE

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Commission on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

PLANNING STAFF UPDATES

2. A presentation honoring Planning Commissioner Ken Topping for his service on the Planning Commission

CONSENT AGENDA:

3. A request for a third time extension by **SLO INVESTMENTS LLC** for Vesting Tentative Tract Map 2312 and Conditional Use Permit to subdivide an existing 10.98 acre parcel into 59 residential parcels ranging in size from 0.03 to 0.12 acres, 10 commercial parcels ranging in size from 0.21 to 0.84 acres, each for the purpose of sale and/or development. The proposal includes 59 duplex, triplex, and fourplex residential units, and 75,868 square feet of commercial space in two phases of development. The project includes one 0.67 acre parcel for a drainage basin, and one 0.43 acre parcel for open space. The project includes off-site road improvements to Hill Street, and Grande Avenue. The proposed project will result in the disturbance of the entire 10.98-acre parcel. The division will create an on-site road (Frontage Road). The proposed project is within the Commercial Retail land use category and is located between Hill Street and Grande Avenue, west of Highway 101 in the community of Nipomo. The site is in the South County (Inland) Sub-area in the South County Planning Area. A negative

declaration was issued and adopted for Tract 2312.

County File Number: SUB2004-00091

Assessor Parcel Number: 092-579-005, -006, -007, -008, -009

Supervisory District: 4

Date Accepted: N/A

Project Manager: Jo Manson

Recommendation: Approval

4. A request for a second time extension by **CRAIG H. MALLY** for Vesting Tentative Tract Map 2652 and Conditional Use Permit to subdivide five parcels totaling 19.1 acres into 21 lots ranging from 0.16 to 5.13 acres each for the purpose of development. The Conditional Use Permit includes a mixed use development for: a three-story, 128,162-square foot assisted living/memory support facility; a 19,850-square foot themed restaurant and conference facility; and, 120,728 square feet of retail, office, and professional buildings. The proposed project includes improvements to Mary Avenue, Magenta Avenue, and Juniper Street, the construction of 747 parking spaces, and the construction of multiple underground stormwater retention basins. The proposed project is located on the southeastern side of Juniper Street, approximately 90 feet west of the North Frontage Road, in the community of Nipomo, in the Commercial Retail land use category. The site is in the South County (Inland) Sub-area in the South County Planning Area. A negative declaration was approved for the project by the Planning Commission on October 13, 2005.

County File Number: SUB2006-00067

Assessor Parcel Number: 092-572-015, -025, -045, -057 and -058

Supervisory District: 4

Date Accepted: N/A

Project Manager: Jo Manson

Recommendation: Approval

5. A request for a first time extension by **RANDALL McNAMEE** for Vesting Tentative Tract Map (Tract 2711) and a Conditional Use Permit to subdivide an existing 34.19 acre parcel into four clustered parcels of 2.5 acres each, and one open space parcel of 24.19 acres for the purpose of sale and/or development. The project will result in the disturbance of approximately 60,000 square feet of a 34.19 acre parcel. The division will create one on-site road. The proposed project is located at 3862 Highway 41 East, approximately 2 miles east of the community of Atascadero. The site is in the El Pomar/Estrella Sub-area in the North County Planning Area. A negative declaration was approved for the project by the Planning Commission on October 29, 2007.

County File Number: SUB2004-00300

Assessor Parcel Number: 034-461-002

Supervisory District: 5

Date Accepted: N/A

Project Manager: Jo Manson

Recommendation: Approval

HEARINGS: (advertised for 9:00 a.m.)

6. A request by **CHICAGO GRADE LANDFILL AND RECYCLING, LLC** to amend Conditional Use Permit DRC2003-00026 to allow for a 26 foot vertical expansion (increasing the elevation limit from 1,360 to 1,386 feet) over approximately 4 acres within module 3 and a portion of module 4 of the Chicago Grade Landfill. The project would expand the solid waste footprint by approximately 0.67 acre and would create approximately 166,500 cubic yards of additional storage capacity. The project would also involve site preparation (i.e. placement of liner) outside of modules 3 and 4 but not within the previously approved expansion area. The site is located at 2290 Homestead Road, approximately 1 mile north of State Route 41 East and 2 miles east of the Atascadero city-limits, in the El Pomar-Estrella sub-area of the North County planning

area. The proposed expansion will also require State permits from CalRecycle. This hearing will satisfy the local community outreach requirements for the State permitting process. Also to be considered at the hearing is the proposed environmental document. The Environmental Coordinator is recommending the proposed project be found consistent with the previously certified Final Environmental Impact Report (FEIR) per State CEQA Guidelines (Section 15164(a) and Section 15162). An Addendum EIR was prepared and circulated for this item.

County File Number: DRC2003-00026

Supervisory District: 5

Project Manager: Airlin M. Singewald

Assessor Parcel Number: 034-212-006,005

Date Accepted: June 16, 2016

Recommendation: Approval

7. A continued hearing to consider a request by the **COUNTY OF SAN LUIS OBISPO** to consider the **San Miguel Community Plan Update** and to: 1) amend and update the North County Area Plan, Part II of the Land Use and Circulation Element of the County General Plan by updating the San Miguel Community Plan for the area within and outside of the existing San Miguel Urban Area, and making other related changes to the Area Plan; 2) amend Chapter 22.94 of the Land Use Ordinance, Title 22 of the County Code by revising and updating planning area standards, and 3) amend the official Maps, Part III of the Land Use Element of the County General Plan to reflect changes to land use categories and combining designations. The update includes a number of changes to goals, policies, programs, land use categories, combining designations, and planning area standards. Also to be considered is the approval of the environmental document. A Draft Environmental Impact Report (DEIR) has been prepared (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) for this project. Upon completion, the Final EIR will be made available to the public and will be considered by the Planning Commission prior to approval of the project. CONTINUED FROM 10/13 & 10/27/2016.

County File Number: LRP2010-00016

Supervisory District: 1

Project Manager: Brian Pedrotti –

Recommendation: Board of Supervisors approval

Assessor Parcel Numbers: Various

Date Accepted: N/A

ADJOURNMENT

ESTIMATED TIME OF ADJOURNMENT: 5:00 PM

RAMONA HEDGES, SECRETARY
COUNTY PLANNING COMMISSION

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Commission within 72 hours preceding the Planning Commission meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Commission during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 12 extra copies of documents that they intend to submit to the Planning Commission during a meeting so that those extra copies can be immediately distributed to all members of the Planning Commission, County staff, and other members of the public who desire copies.

RULES FOR PRESENTING TESTIMONY

Planning Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and please state your area of residence. Commission meetings are tape recorded and this information is needed for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Talk about the proposal and not about individuals involved. On occasion, the Chair may be required to place time limits on testimony; in those cases proposal description/clarification will be limited to 12 - 15 minutes, individual testimony to 3 minutes, and speakers representing organized groups to 5 minutes. Focus testimony on the most important parts of the proposal; do not repeat points made by others. And, please, no applauding during testimony.
4. Written testimony is acceptable. Letters are most effective when presented at least a week in advance of the hearing. Mail should be directed to the Planning Department, attention: Planning Commission Secretary. However, email correspondence is most effective when sent up to 24 hours in advance of the hearing. Email should be directed to RHedges@co.slo.ca.us. Do not include personal information such as address and telephone numbers.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Commission decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices for the hearing impaired available upon request.

COPIES OF VIDEO, CD: You may obtain copies of the Video Recording through AGP Video at 805-772-2715, for a fee. Copies of the CD of the proceedings are available at the Department of Planning and Building, for a fee.

ON THE INTERNET

This agenda and associated staff reports may be found on the internet at: <http://www.slocounty.ca.gov/planning.htm> under Quicklinks, Meeting Agendas. For further information, please call (805) 781-5612.